

Variance Submission Package

Ana Krishnan
608 Laura Drive
Falls Church VA 22046

Meeting Date: February 17th.2022

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Board of Zoning Appeals
300 Park Ave.
Falls Church VA 22046

February 8, 2022

Re: Setback Request for 608 Laura Dr. Falls Church VA 22046

Dear Board of Zoning Appeal Members,
Reference is made to variance application: **V1630-22**

Ana Krishnan, owner and applicant, requests a variance to **Section 48-238(3)c** for a rear setback of **29 feet instead of 40 feet** along the rear of the property as shown on the plans submitted with this application, for the purpose of constructing a single family home on premises known as **608 Laura Dr. RPC 52-605-005** of the Falls Church City Real Property Records, zoned R-1A Low Density Residential.

Hardship/Exceptional Circumstance:

We wish to remove the existing house and build a new house in its place.

Factors that contribute to our hardship are:

1. The property, sited on a cul de sac, has an unusual triangular shape that extremely reduces the building envelope. (See Page 10/Plat).
This unusual shape, creates a **48%** reduction in the allowable building envelope.
2. The unusual shape of the building envelope with the current setbacks presents a problem in designing a home with a normal interior flow and circulation.

Based on the 25% coverage building allowance, we would normally be able to put a house with a footprint of 2831 sqft. on this lot.

We would like to build a house with a footprint of only 1485 sqft. which is 1346 sqft less than the 25% coverage allowed per the code.

However, due to the triangular shape of the lot along with the setbacks, we are unable to build the proposed house without a variance on the rear setback.

To work with the lot constraints, we have positioned the house at an angle. (See Page 11/12 /Plat)

With this placement we are able to conform to the front setback and the side setback requirements.

We are only asking for a variance on the rear setback to build this house, and only 100 sqft. (approx.) of the house would extend into the setback. (See page 11/12 /Plat)

There are two neighboring properties along the rear of 608 Laura Dr. and we believe that we have sited the house in such a manner as to minimize the impact on them. These neighboring lots are also deep lots (150 'deep) so there would be very little impact on them.

Furthermore, the house proposed is not a "McMansion," but is a charming Craftsman style house with a total living space of 2970 sqft., smaller than most of the recent new build homes in the Little City. (see pages13/14)

Using the City's online tax assessment from the city's website, we found the following data:

- 12 properties built in the last 10 years average with average living space of 3350 sqft

Based on this data, our proposed home is comparable in size to new homes in our neighborhood, and would fit in with the aesthetics and feel of the Little City. (See pages 8-9)

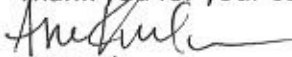
Lastly, there has been a precedent in approving such a variance on Laura Drive. A similar rear setback variance along the same side of Laura Dr. was approved by the BZA in the past, although those lots are rectangular in shape.

612 Laura Dr. was granted a rear setback variance that changed the setback **from 40 feet to 24.72 feet** in December 1997. (See page 15)

We believe that the variance requested will allow a new build house with substantial conformance with the setbacks in our neighborhood, and will greatly enhance the streetscape and beauty of the neighborhood.

Finally, the new house will comply with all other zoning requirements as required by the City of Falls Church.

Thank you for your consideration in this matter,



Sincerely,

Ana Krishnan

608 LAURA DR

Location 608 LAURA DR

RPC 52-605-005

Owner 608 LAURA LLC

PBN 10-SingleFamTaxableProperty

Assessment \$673,500

Building Count 1

Legal Description LOT 7; SECTION 2;
TIMBERLANE;

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$132,400	\$541,100	\$673,500

Owner of Record

Owner 608 LAURA LLC

Sale Price \$553,000

Co-Owner

Certificate

Address 7310 HUGHES COURT
FALLS CHURCH, VA 22046

Book & Page 20160100026642/0

Sale Date 12/01/2016

Instrument 01

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
608 LAURA LLC	\$553,000		20160100026642/0	01	12/01/2016
WEBER, PAUL F &	\$63,000		5483/1911	00	10/14/1980

Building Information

Building 1 : Section 1

Year Built: 1950

Living Area: 950

Replacement Cost: \$120,308

Building Percent Good: 63

Replacement Cost

Less Depreciation: \$149,300

Building Attributes

4

Field	Description
Style	1 STORY
Model	Residential
Grade	C
Stories	1.0
Foundation	Conc or Conc Block
Exterior Wall 1	Brick
Sub Class	10-SingleFamTaxableProperty
Roof Type	Gable
Roof Cover	Composition/Tab
Interior Wall 1	Plaster
Interior Wall 2	None
View	
Exterior Wall 2	
CNS_USRFLD_82	
Heat System	Forced Air
A/C Type	Central Air
Bedroom(s)	3
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Room(s)	5
Bathrm Style	
Kitchen Style	
CNS_NUM_KITCHENS	
Cndtn	
Construction Type	Wood Frame
Interior Floor 1	Hardwood
Interior Floor 2	None
CNS_USRFLD_106	
Heat Fuel	Other
SFLA	950
Fireplace(s)	1
Rel Desirability	1.00
Story Config	Standard
Crawl Code	Full
Occupancy	Single family
Attic Finish Area	0
Bsmt Finish Area	0
Bsmt Gar Area	0

Building Photo



(<http://images.vgsi.com/photos/FallsChurchVAPhotos/\52\52-605-005.JPG>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FFL	First Floor	950	950
CRAWL	Crawl	950	0
OBY	Outbuilding	79	0
OFPS	Open Porch - Frame - Screened	91	0
OMP	Open Masonry Porch	24	0
WDDKR	Wood Deck - R	140	0
		2,234	950

113

MH Length	
Floor Type	Sub and Joists
Basement	None
MH Width	
MFG Home	No
Walk Out Bsmt	No
Attic Code	None

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
FP	Fireplace	1.00 UN		1

Land

Land Use

Use Code 100R
Description 10-SingleFamTaxableProperty MDL-01
Zone
Neighborhood 0017
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.26
Frontage 85
Depth 132
Assessed Value \$541,100

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
MISC	Miscellaneous			0.00 UN	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$126,100	\$515,300	\$641,400
2019	\$126,100	\$492,000	\$618,100
2018	\$126,100	\$480,600	\$606,700



Pictures of 608 Laura Dr

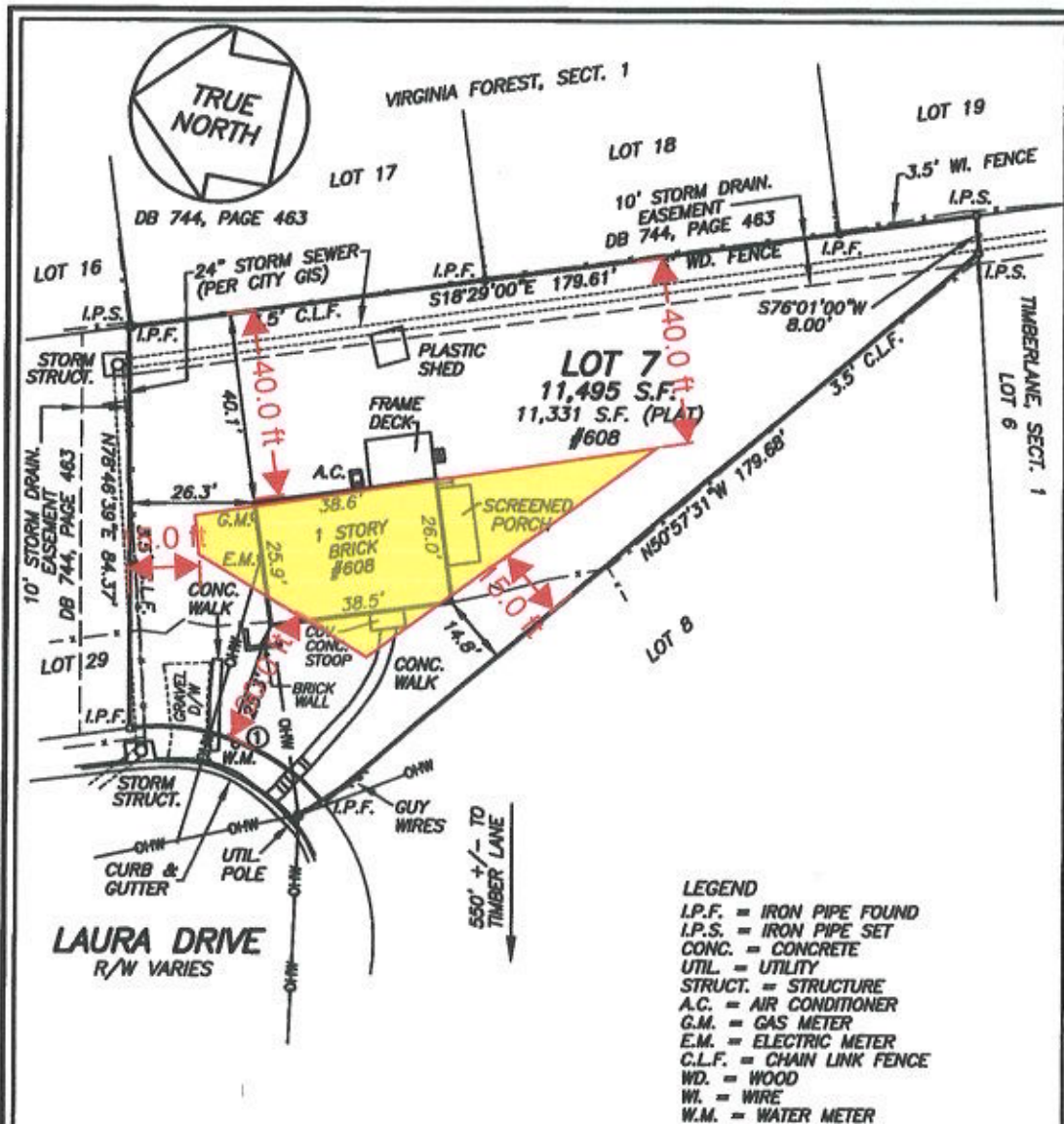


Pictures of homes on Laura Drive



Pictures of new homes in the neighborhood





**HOUSE LOCATION SURVEY
 LOT 7, SECTION 2
 TIMBERLANE**

DB 744, PAGE 463

CITY OF FALLS CHURCH, VIRGINIA
 DATE: 9-08-2016 SCALE: 1" = 30'

CURVE DATA

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	45.00'	24.74'	45.24'	57°35'43"	43.35'	N10°07'15" E

I HEREBY CERTIFY THAT THE LOCATIONS OF THE IMPROVEMENTS ON THE PROPERTY SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT - TAPE SURVEY AND UNLESS SHOWN, THERE ARE NO ENCROACHMENTS.

THIS LOCATION SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. THE LOCATION OF FENCES, IF ANY ARE APPROXIMATE AND THIS SURVEY DOES NOT CERTIFY OWNERSHIP THEREOF.

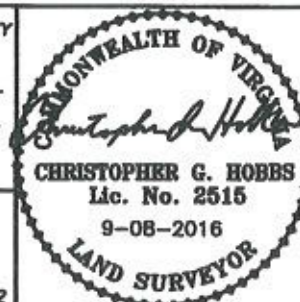
THIS LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT REPRESENT ALL ENCUMBRANCES ON THE PROPERTY.

RUNYON, DUDLEY, ASSOCIATES, INC.,

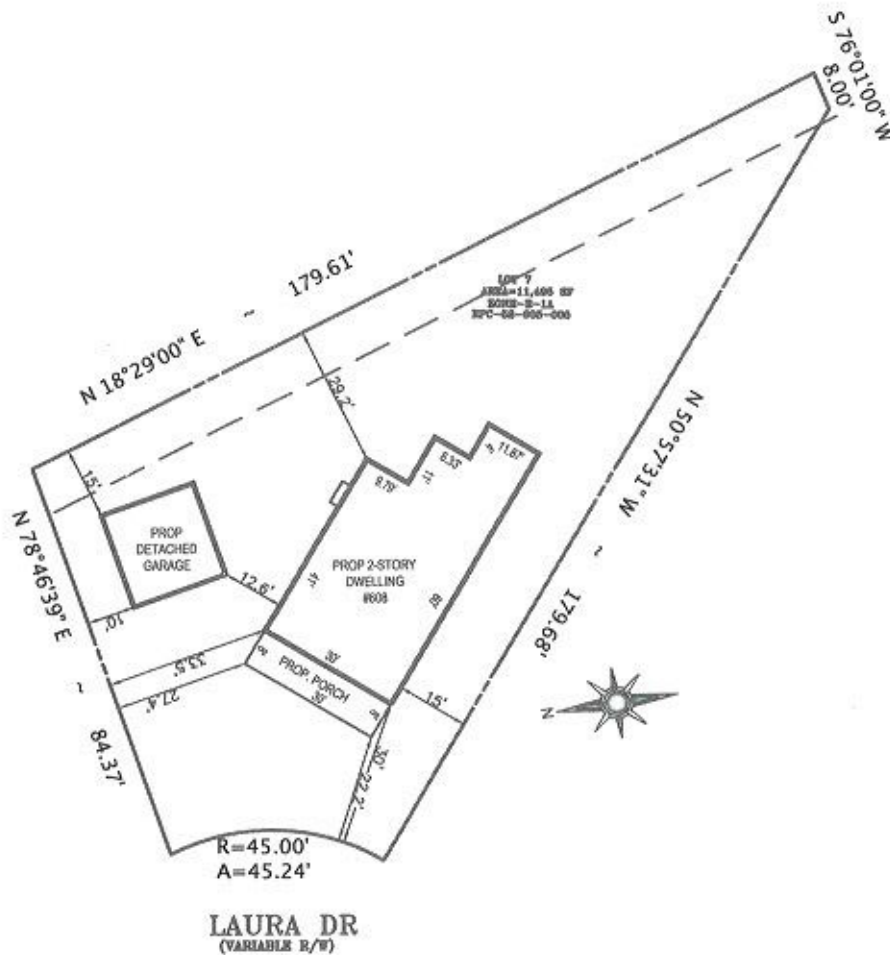
ENGINEERING - SURVEYING - PLANNING

10650 MAIN STREET - SUITE #301

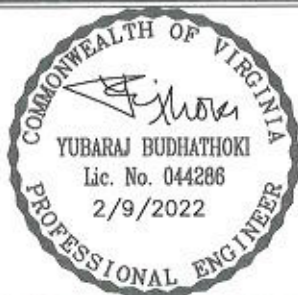
FAIRFAX, VIRGINIA 22030 - PHONE: (703) 591-4606 - FAX (703) 591-3982







A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

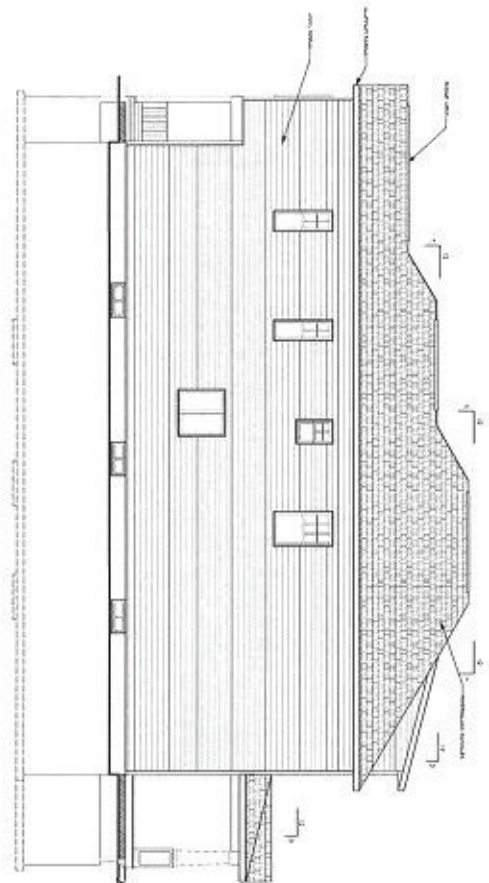


SHEET NO
1 OF 1

MT. EVEREST ENGINEERING, LLC
7520 DIPLOMAT DR, SUITE # 20
MANASSAS, VA - 20109
TEL: 703-330-5700
INFO@EVERESTENGINEERINGLLC.COM

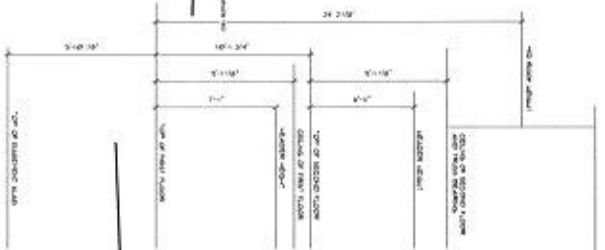
Proposed new house to build on 608 Laura Drive





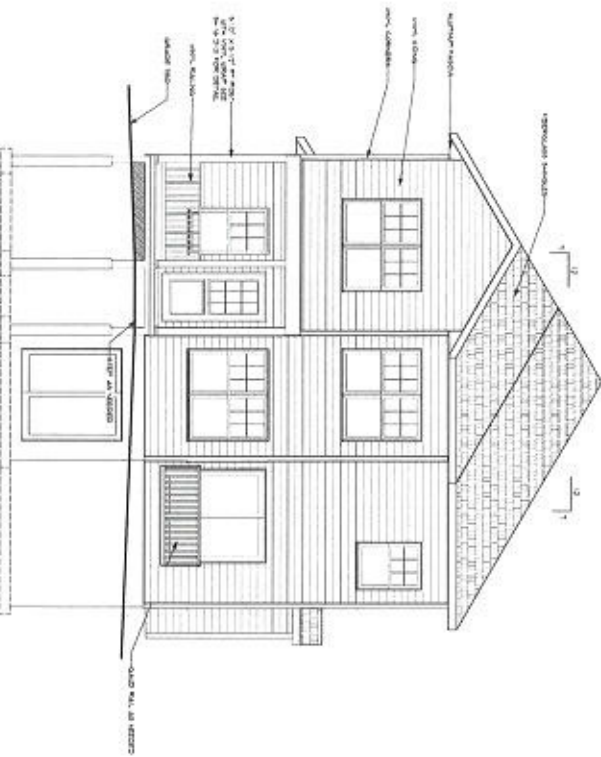
LEFT SIDE ELEVATION

SCALE 3/16" = 1'-0"



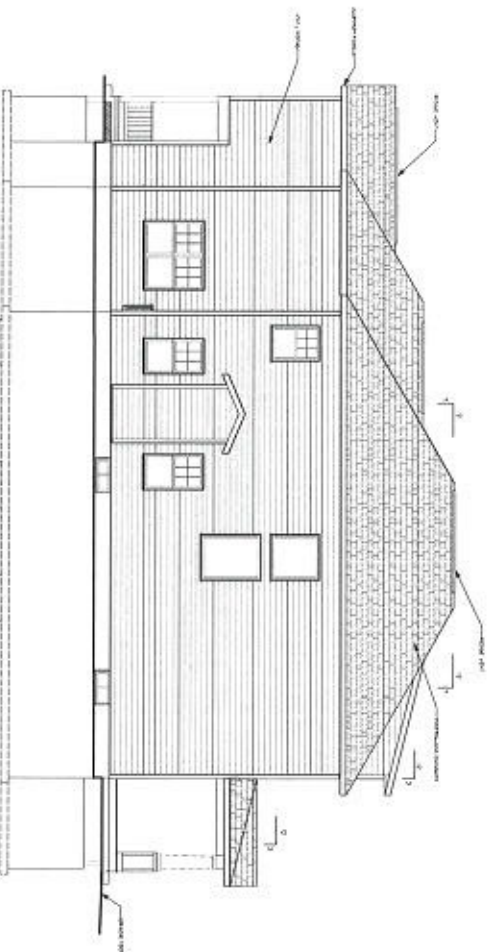
FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 3/16" = 1'-0"

Falls Church
Board of Zoning Appeals
Application V1264-97(1)

WHEREAS, Michael C. Stenger, owner and occupant, appeared before the Board of Zoning Appeals, was duly sworn and made application for a variance described as follows:

V1264-97(1) BY MICHAEL & JANET STENGER, OWNERS AND OCCUPANTS, FOR A VARIANCE TO SECTION 38-16, SUBSECTION (E) (3) (A) TO PERMIT A REAR YARD SETBACK OF TWENTY-FOUR AND SEVENTY TWO HUNDREDS (24.72) FEET INSTEAD OF FORTY (40) FEET AS REQUIRED ON PREMISES KNOWN AS 612 LAURA DRIVE, (LOT 28 ((12)) SECTION 6) OF THE FALLS CHURCH REAL PROPERTY IDENTIFICATION MAP ZONED R-1A, (LOW DENSITY RESIDENTIAL).

WHEREAS, the lot depth is substandard and utility lines obstruct one side of the house, and

WHEREAS, the front setback is nonconforming and the interior circulation would be negatively impacted by a second story addition, and

WHEREAS, the rear neighbor has a deep back yard and has not objected to the variance request.

NOW THEREFORE BE IT RESOLVED that the Board of Zoning Appeals in accordance with Chapter 17 of the City Charter and under the authority of Section 38-10, Subsection (f) of the City Code voted to grant Variance V1264-97(1) for a demonstration of hardship.

VOTE:

Mr. Driver	No
Mr. Krachman	No
Mr. Pelletier	Yes
Mr. Singletary	Yes
Mr. Stewart	Yes